

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**MAY 13, 2025 – 6:00 PM**

A quorum of the City Council will be present during the meeting at: 447 N Main, Boerne, TX 78006.

1. CALL TO ORDER – 6:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICTS OF INTEREST

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the City Council on any issue, in compliance with LGC Section 551.007. City Council may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

4. CONSENT AGENDA: All items listed below within the Consent Agenda are considered to be routine by the City Council and may be enacted with one motion. There will be no separate discussion of items unless a Council Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

A.     [2025-190](#)           CONSIDER THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF APRIL 22, 2025.

**Attachments:**     [Minutes.25.0422](#)

- B. [2025-214](#) CONSIDER RESOLUTION NO. 2025-R27; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AUTHORIZING THE SUBMISSION OF A CRIMINAL JUSTICE GRANT PROGRAM FY 2025 APPLICATION TO THE OFFICE OF THE GOVERNOR FOR FUNDING FROM THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM (JAG), GRANT #5040601, TO AMEND DESIGNATED GRANTEE'S AUTHORIZED OFFICIAL.

**Attachments:** [AIS -MHO Grant Updated](#)  
[Resolution No. 2025-R27](#)  
[2024 MHO Grant Announcement](#)

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2025-138](#) PUBLIC HEARING ON THE PROPOSED ADOPTION OF A STRATEGIC PARTNERSHIP AGREEMENT WITH THE KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3A FOR THE LIMITED PURPOSE ANNEXATION OF THE COMMERCIAL AREAS WITHIN THE CORLEY FARMS DEVELOPMENT. COPIES OF THE PROPOSED STRATEGIC PARTNERSHIP AGREEMENT MAY BE OBTAINED FROM THE CITY SECRETARY'S OFFICE LOCATED AT 447 N MAIN ST, BOERNE, TEXAS 78006. ALL MEMBERS OF THE PUBLIC WHO WISH TO PRESENT TESTIMONY OR EVIDENCE REGARDING THE PROPOSED STRATEGIC PARTNERSHIP AGREEMENT SHALL BE GIVEN THE OPPORTUNITY TO DO SO.  
(First of two public hearings)

**Attachments:** [AIS.Public Hearing KWCID No. 3A 5.13.25](#)  
[Public Hearing Notice](#)  
[BoerneBak Agreement WCID No 3A - November 26, 2019](#)  
[Strategic Partnership Agreement - KWCID 3A](#)  
[Kendall WCID 3A - Letter to City \(03.18.25\)](#)  
[TCEQ Order Approving Bond Issuance \\$7,525,000 \(KWCID3A\)](#)  
[Order Setting 2024 Tax Rate \(KWCID3A\)](#)  
[FYE Audit - Kendall Co. WCID No. 3A-2024](#)

- B.     [2025-216](#)     PUBLIC HEARING AND CONSIDERATION OF ACTION REGARDING THE STRUCTURE LOCATED AT 217 SOPHIA CIRCLE, BOERNE, TEXAS TO DETERMINE WHETHER THE STRUCTURE IS SUBSTANDARD UNDER THE CITY OF BOERNE CODE OF ORDINANCES AND CHAPTER 214 OF THE TEXAS LOCAL GOVERNMENT CODE, AND TO CONSIDER ISSUING AN ORDER FOR REPAIR, DEMOLITION, OR SECURING THE PROPERTY.

**Attachments:**     [AIS - 217 Sophia Circle - 05-13-25](#)  
                          [217 SOPHIA CIRCLE EXISTING CONDITIONS](#)

- C.     [2025-175](#)     RECEIVE THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION, HOLD A PUBLIC HEARING, AND CONSIDER ON FIRST READING ORDINANCE NO. 2025-04; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, GRANTING A SPECIAL USE PERMIT (SUP) TO ALLOW AUTOMOBILE PARTS AND PARTS SALES (O'REILLY AUTO PARTS) IN THE C2 ZONING DISTRICT WITHIN THE ENTRANCE CORRIDOR OVERLAY DISTRICT LOCATED AT 1032 NORTH MAIN STREET (KAD: 14492); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (At the request of O'Reilly Auto Parts)

**Attachments:**     [AIS Special Use Permit - O'Reilly - 1032 N Main St.](#)  
                          [Ordinance No. 2025-04](#)  
                          [Public Hearing Notice - SUP](#)  
                          [Att 1 - Aerial](#)  
                          [Att 2 - FLU](#)  
                          [Att 3 - Zoning Map](#)  
                          [Att 4 - Environmental Constraints](#)  
                          [Att 5 - Special Use Permit Project Narrative](#)  
                          [Att 6 - Site Plan and Elevations](#)  
                          [Att 7 - UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria](#)

- D.     [2025-068](#)     CONSIDER ON FIRST READING ORDINANCE NO. 2025-05; AN ORDINANCE AMENDING ORDINANCE NO. 2024-16, CAPTIONED “AN ORDINANCE ADOPTING THE ANNUAL BUDGET FOR THE CITY OF BOERNE, TEXAS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, IN ACCORDANCE WITH CHAPTER 102, LOCAL GOVERNMENT CODE; AND APPROPRIATING THE VARIOUS AMOUNTS THEREOF.” (Amending the Budget for Fiscal Year 2024-25)

**Attachments:**     [AIS - Mid-year Budget Amendments](#)  
                          [Ordinance No. 2025-05](#)  
                          [Attachment to Ordinance](#)

- E.     [2025-212](#)     RECEIVE THE SECOND QUARTER FINANCIAL AND INVESTMENT REPORT FOR FISCAL YEAR 2025.

**Attachments:**     [AIS - Mar 2025 Qtrly Report](#)  
                          [QUARTERLY REPORT - MAR 2025 AS REPORTED](#)

6. RESOLUTIONS:

- A.     [2025-209](#)     CONSIDER RESOLUTION NO. 2025-R28, A RESOLUTION OF THE CITY OF BOERNE, TEXAS AUTHORIZING THE CITY MANAGER TO CONTRACT WITH ENVIRONMENTAL IMPROVEMENTS, INC. TO REPLACE ONE CLARIFIER CENTER DRIVE ASSEMBLY AT THE OLD SAN ANTONIO ROAD WASTEWATER TREATMENT AND RECYCLING CENTER (WWTRC) FOR AN AMOUNT NOT TO EXCEED \$130,000.

**Attachments:**     [AIS Emergency Clarifier Repair Approval](#)  
                          [Resolution No. 2025-R28](#)  
                          [Environmental EI2- Clarifier Dr. Replacement Quote](#)

- B. [2025-182](#) RECEIVE BIDS AND CONSIDER RESOLUTION NO. 2025-R29; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AWARDED THE CONTRACT FOR CITY OF BOERNE ROAD MATERIALS FY2025 - CHIP SEAL ROCK TO \_\_\_\_\_ FOR AN AMOUNT NOT TO EXCEED \$\_\_\_\_; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACTS WITH A NOT TO EXCEED TOTAL CONSTRUCTION COST OF \$\_\_\_\_\_.

**Attachments:** [20250513 - AIS - Street Materials](#)  
[Resolution No. 2025-R29](#)  
[20250513 Street Materials Bid Opening](#)

- C. [2025-187](#) RECEIVE BIDS AND CONSIDER RESOLUTION NO. 2025-R30; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AWARDED THE CONTRACT FOR CITY OF BOERNE ROAD MATERIALS FY2025 - LIMESTONE ROCK ASPHALT (LRA) PAVEMENT TO \_\_\_\_\_ FOR AN AMOUNT NOT TO EXCEED \$\_\_\_\_; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACTS WITH A NOT TO EXCEED TOTAL CONSTRUCTION COST OF \$\_\_\_\_\_.

**Attachments:** [20250513 - AIS - Street Materials](#)  
[Resolution No. 2025-R30](#)  
[20250513 Street Materials Bid Opening](#)

- D. [2025-188](#) RECEIVE BIDS AND CONSIDER RESOLUTION NO. 2025-R31; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AWARDED THE CONTRACT FOR CITY OF BOERNE ROAD MATERIALS FY2025 - CHIP SEAL OIL TO \_\_\_\_\_ FOR AN AMOUNT NOT TO EXCEED \$\_\_\_\_; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACTS WITH A NOT TO EXCEED TOTAL CONSTRUCTION COST OF \$\_\_\_\_\_.

**Attachments:** [20250513 - AIS - Street Materials](#)  
[Resolution No. 2025-R31](#)  
[20250513 Street Materials Bid Opening](#)

- E. [2025-183](#) RECEIVE BIDS AND CONSIDER RESOLUTION NO. 2025-R32; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AWARDED THE CONTRACT FOR CITY OF BOERNE ADLER ROAD LOW WATER CROSSING IMPROVEMENTS PROJECT TO \_\_\_\_\_ FOR AN AMOUNT NOT TO EXCEED \$\_\_\_\_; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT WITH A NOT TO EXCEED TOTAL CONSTRUCTION COST OF \$\_\_\_\_\_.

**Attachments:** [20250513-AIS-Adler Low Water Crossing Resolution No. 2025-R32](#)  
[20250513-Adler Low Water Crossing Bid Tab & Summary](#)  
[20250513-Adler Low Water Crossing FNI Recommendation Letter](#)

- F. [2025-185](#) CONSIDER RESOLUTION NO. 2025-R33; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, CANVASSING THE RETURNS AND DECLARING RESULTS OF THE CITY OF BOERNE SPECIAL CHARTER AMENDMENT ELECTION HELD TUESDAY, MAY 3, 2025; AND OTHER MATTERS IN CONNECTION THEREWITH.

**Attachments:** [AIS canvass charter amend 2025 Resolution No. 2025-R33](#)

- G. [2025-186](#) CONSIDER RESOLUTION NO. 2025-R34; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, CANVASSING THE RETURNS AND DECLARING RESULTS OF THE CITY OF BOERNE GENERAL ELECTION HELD SATURDAY, MAY 3, 2025, AND DECLARING SAID MAYOR AND DISTRICTS 2 AND 4 COUNCIL MEMBERS DULY ELECTED.

**Attachments:** [AIS Canvass General election 2025 Resolution No. 2025-R34](#)

7. CITY MANAGER'S REPORT:

- A. [2025-213](#) EXPRESSION OF GRATITUDE TO OUTGOING COUNCIL MEMBER.
- B. [2025-098](#) BOERNE LISTENS - A COMMUNITY SURVEY FOLLOW-UP ON MOBILITY.

8. COMMENTS FROM COUNCIL – No discussion or action may take place.

9. ADJOURNMENT

**CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 9 day of May,  
2025 at 4:45 p.m.**

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s/s Lori A. Carroll  
City Secretary

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

**The City Hall is wheelchair accessible. Access to the building and special parking is available at the northeast entrance of the building. Requests for auxiliary aides and special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 830-249-9511.**

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.